



**BOARD OF ADJUSTMENT  
WEDNESDAY, May 25, 2016  
City Hall  
Mayor and Council Chambers  
225 W. Alameda**

**LEGAL ACTION REPORT**

**Call to Order: 1:30 p.m.**

**C10-16-05 YARBROUGH DETACHED GARAGE / W. DARREL YARBROUGH /  
1610 SOUTH COUNTRY CLUB ROAD, R-1**

The applicant's property is an approximately 11,250 square-foot lot zoned R-1 "Residential". The property, located on Country Club Road, an arterial street identified on the Major Streets and Routes (MS&R) Plan map, is developed with an 861 square foot single-family residence. The applicant proposes to construct a new 1,768 square-foot detached accessory structure (garage) and add a new 929 square-foot addition to the existing residence. The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction. *UDC* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, Table 6.3-2.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting the following variances: **1)** Allow the detached garage to be constructed with a height of 18' as measured from design grade to the highest point of the flat roof, which exceeds the 12' height limit; **2)** Allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure; **3)** Allow a reduced side perimeter yard setback to the south property line from 12' to 3', as measured from the wall of the detached garage; and **4)** Allow a reduced rear perimeter yard setback to the west property line from 12' to 3', as measured from the wall of the detached garage, all as shown on the submitted plans.

**DECISION: VARIANCES 1, 2, 3, AND 4 GRANTED, SUBJECT TO THE FOLLOWING CONDITION:**

- A.** House addition to be completed prior to, or in conjunction with the completion of the detached garage.

**C10-16-06 SHAEFFER DETACHED GARAGE / TERRY & AUDREY SHAEFFER /  
9951 EAST MILLMAR ROAD, SR**

The applicant's property is an approximately 6.3 acre lot zoned SR "Suburban Ranch". The property is developed with a 4,815 square foot single-family residence. The applicant proposes to construct a new 2,400 square foot detached accessory structure (garage). The proposed construction triggers compliance with Tucson Unified Development Code (UDC) sections applicable to the new construction. UDC sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for residential development in the SR zone, Table 6.3-1.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting the following variance: **1)** Allow the detached garage to be constructed with a height of 15'-6" as measured from design grade to the midpoint of the gable on the pitched roof, which exceeds the 12' height limit, all as shown on the submitted plans.

**DECISION: VARIANCE GRANTED**

**Discussion of the functions and survey process of the Board of Adjustment**

Mr. Mascia made a motion to:

1. Combine the Sign Code Advisory and Appeals Board with the Board of Adjustment as one board hearing two types of variance processes and maintain the Sign Code Advisory and Appeals Board appeal to Mayor and Council option for the following reasons:
  - The boards were originally split due to the large number of cases. That issue no longer exists today as a result of code amendments through the years.
  - It is more efficient and it makes sense to combine given the case load of both boards and that they both hear variances.
  - There would be one public hearing to prepare for versus two, which saves on time and resources.

The motion was seconded by Mr. Huerta. The motion passed with a vote of 5-0.

**Meeting Adjourned at 2:23 p.m.**